

Traffic Impact Analysis (TIA) Threshold Worksheet									
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Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: _____

Location: _____

Applicant: _____ ☐ Owner or ☐ Agent

Address: _____ Phone Number: _____

Permit Type (check one):

☐ Zoning, N.C.B. ☐ POADP # ☐ Plat # ☐ Bldg. Plan # ☐ Other: _____

Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

[illegible]

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: _____ Date: _____

Comments: _____

Box E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

_____ The traffic impact analysis has been waived for the following reason(s):

Reviewed by:	Date:
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PEAK HOUR TRIP RATES FOR COMMON LAND USES

Land Use	Peak Hour	Peak Hour Trip Rate	%Entering %Exiting	ITE Code
Apartments, High Rise	PM	0.40 Per Unit	62/38	222
Apartments, Low Rise	PM	0.62 Per Unit	65/35	221
Automobile Care Center	PM	4.01 Per 1,000 Sq. Ft.	51/49	840
Automobile Parts Sales	PM	6.44 Per 1,000 Sq. Ft.	51/49	843
Automobile Sales (New)	SAT	2.97 Per 1,000 Sq. Ft.	51/49	841
Bank with ATMs and Drive-Through	PM	54.77 Per 1,000 Sq. Ft.	50/50	912
Business Park	AM	1.43 Per 1,000 Sq. Ft.	84/16	770
Car Wash, Self Service	SAT	20.60 Per Wash Stall	50/50	847
Church	SUN	9.49 Per 1,000 Sq. Ft.	51/49	560
Clinic	PM	1.31 Per Employees	50/50	630
Convenience Store (opens 15-16 hours)	PM	36.22 Per 1,000 Sq. Ft.	49/51	852
Convenience Store (opens 24 hours)	AM	65.39 Per 1,000 Sq. Ft.	50/50	851
Convenience Store with Gas Pumps	PM	65.27 Per 1,000 Sq. Ft.	50/50	853
Day Care Center	PM	13.94 Per 1,000 Sq. Ft.	47/53	565
Discount Store	SAT	7.66 Per 1,000 Sq. Ft.	51/49	815
Drinking Place	PM	15.49 Per 1,000 Sq. Ft.	68/32	836
Golf Course	SAT	0.64 Per Acre	52/48	430
Hospital	SUN	1.75 Per 1,000 Sq. Ft.	33/67	610
Hotel	SAT	0.72 Per Room	56/44	310
Industrial Park	PM	0.92 Per 1,000 Sq. Ft.	21/79	130
Industrial, Heavy	PM	0.68 Per 1,000 Sq. Ft.	N/A	120
Industrial, Light	PM	1.08 Per 1,000 Sq. Ft.	14/86	110
Manufacturing	AM	0.78 Per 1,000 Sq. Ft.	68/32	140
Manufactured Home	PM	0.58 Per Unit	26/74	240
Motel	PM	0.56 Per Room	54/46	320
Movie Theater with Matinee	SAT	89.81 Per Screen	58/42	444
Office Building, General	AM	1.56 Per 1,000 Sq. Ft.	88/12	710
Office Building, Medical-Dental	PM	4.36 Per 1,000 Sq. Ft.	40/60	720
Office Building, Single Tenant	AM	1.78 Per 1,000 Sq. Ft.	89/11	715
Office Park	AM	1.74 Per 1,000 Sq. Ft.	89/11	750
Pharmacy, without Drive-through	PM	8.62 Per 1,000 Sq. Ft.	49/51	880
Quick Lubrication Vehicle Shop	PM	5.19 Per Bay	55/45	837
Recreational Community Center	AM	2.68 Per 1,000 Sq. Ft.	53/47	495
Residential Single Family (PUD)	PM	0.72 Per Unit	64/36	270
Residential, Single Family	PM	1.02 Per Unit	64/36	210
Restaurant, Fast-Food (with Drive-Through)	SUN	72.74 Per 1,000 Sq. Ft.	48/52	834
Restaurant, Fast-Food (without Drive-Through)	AM	63.50 Per 1,000 Sq. Ft.	52/48	833
Restaurant, High Turnover	SAT	20.00 Per 1,000 Sq. Ft.	63/37	832
Restaurant, Quality	SAT	10.82 Per 1,000 Sq. Ft.	59/41	831
School, Elementary	AM	0.30 Per Student	58/42	520
School, High	AM	0.46 Per Student	70/30	530
School, Middle/Junior High	AM	0.46 Per Student	57/43	522
Service Station, with Convenience Market (with Car Wash)	PM	13.77 Per Fueling Position	50/50	846
Service Station, with Convenience Market (without Car Wash)	PM	97.14 Per 1,000 Sq. Ft.	50/50	845
Shopping Center	SAT	4.97 Per 1,000 Sq. Ft.	51/49	820
Specialty Retail Center	AM	6.41 Per 1,000 Sq. Ft.	48/52	814
Supermarket	SUN	18.93 Per 1,000 Sq. Ft.	N/A	850
Video Rental	PM	13.60 Per 1,000 Sq. Ft.	46/54	896
Warehousing, General	PM	0.61 Per 1,000 Sq. Ft.	8/92	150
Warehousing, Mini	SAT	0.40 Per 1,000 Sq. Ft.	N/A	151